

FOR SALE  
AND LEASE



**221,884 SF**  
**AVAILABLE**

**675 CORPORATE PKWY**  
BELVIDERE, IL



## PROPERTY HIGHLIGHTS

675 CORPORATE PKWY | BELVIDERE, IL

**BUILDING SIZE** 221,884 SF

**OFFICE SIZE** 52,610 SF (Expandable)

**BUILDING EXPANDABLE** UP TO 52,610 SF

**SITE SIZE** 22.72 Acres

**CEILING HEIGHT** 32' - 34' (45' at Crane Bay)

**PARKING** Car: 328  
Trailer: 36

**FIRE** ESFR

**EXTERIOR DOCKS** 20

**DRIVE-IN DOORS** 2 (Oversized)

**POWER** 6,500 Amps (4,000 Amps East/2,500 Amps Northwest)

**CRANES** 1 (225' x 100' Rail with 60 & 40 Ton Cranes)

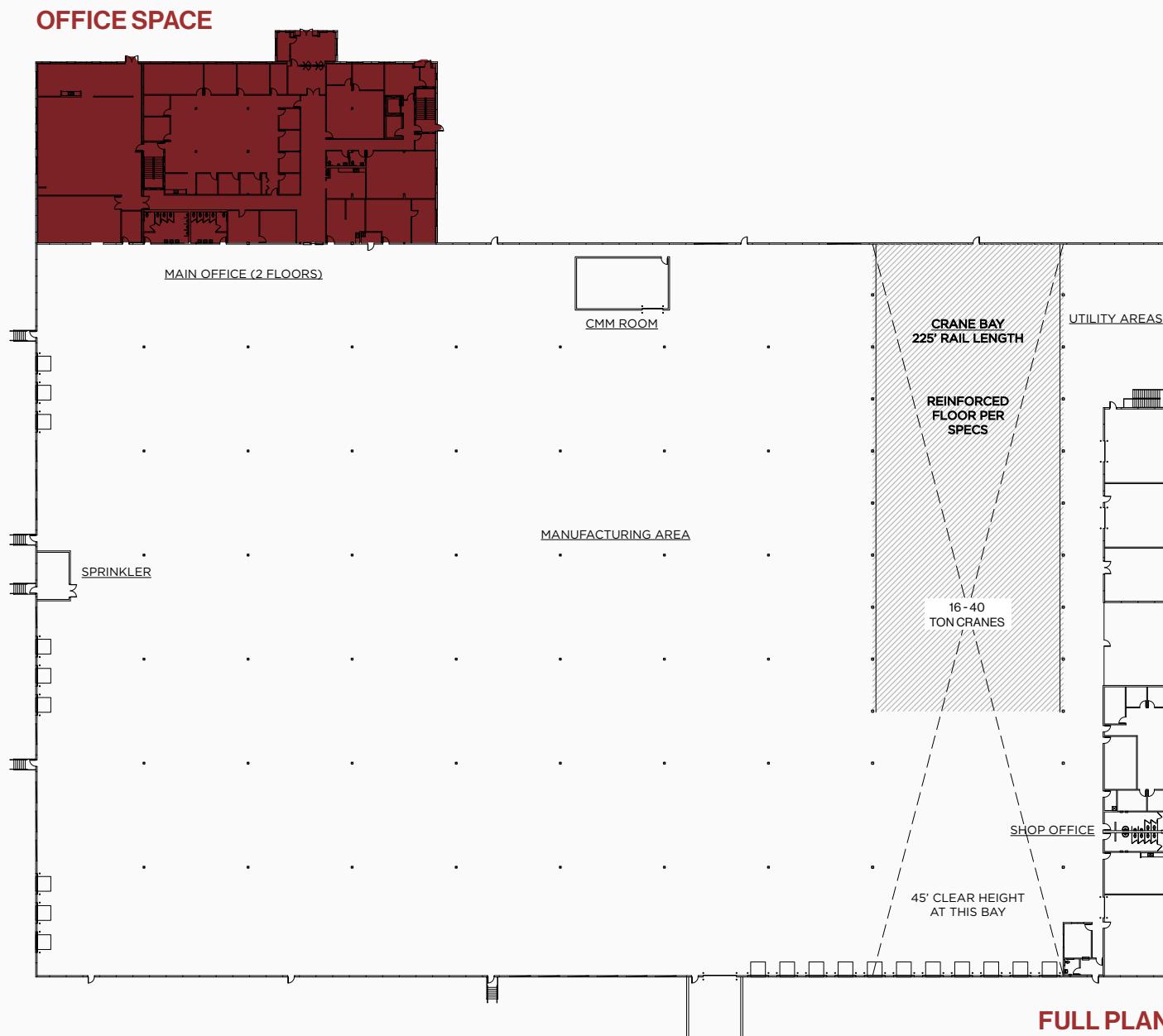
**YEAR BUILT** 2017

**COLUMN** 50' X 50'

**USE** Manufacturing & Warehouse

**ZONING** M-2

# FLOOR PLAN

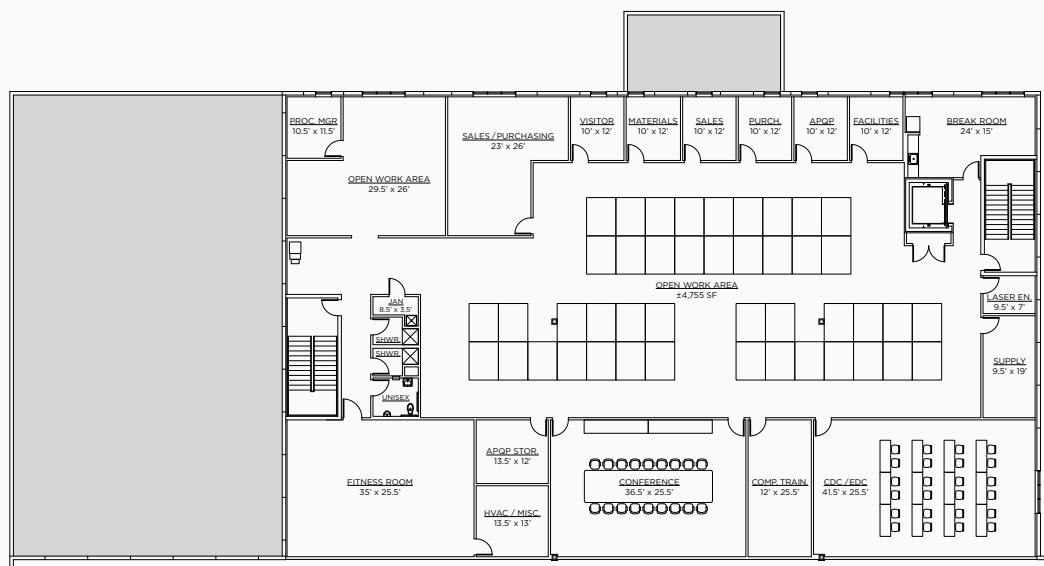


# OFFICE PLANS

OFFICE - 1ST FLOOR



OFFICE - 2ND FLOOR



# BUILDING IMAGERY



# WHERE LEADING COMPANIES CONNECT



# EVERYTHING WITHIN REACH



	4-WAY INTERCHANGE VIA I-90	5 MINS
	ROCKFORD INTERNATIONAL AIRPORT	25 MINS
	O'HARE INTERNATIONAL AIRPORT	52 MINS

	CHICAGO LOOP	1 HR 15 MINS
	MIDWAY INTERNATIONAL AIRPORT	1 HR 20 MINS



**FOR MORE INFORMATION,  
PLEASE CONTACT**

**AL CARUANA**

Executive Managing Director  
+1 847 720 1326  
Al.Caruana@cushwake.com

**BRITT CASEY**

Executive Vice Chairman  
+1 847 518 3280  
Britt.Casey@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-CENTRAL- 02/04/26

**675 CORPORATE PKWY  
BELVIDERE, IL**